



To: Park Board

Agenda Item #: VI.A.

From: Joe Abood, General Manager
Braemar Golf Course

Action ☐
Discussion ☒
Information ☐

Date: December 9, 2014

Subject: Braemar Golf Course Driving Range and Executive Course Plan

Action Requested:

Review and comment on the Driving Range and Executive Course final plan

Information/Background:

The proposed design of the driving range is being expanded to increase its usage and to enhance drainage and turf conditions. The proposed range will be over 300 yards long and will accommodate up to 58 golfers at one time. New target greens will be added and a new irrigation system will improve turf conditions and will reduce maintenance time and expense.

The Executive Course will be redesigned and rerouted to offer nine par 3 holes with yardages ranging from 72 yards to 191 yards. To make the course more enjoyable for kids and the entry-level golfers, the course will be reconfigured to minimize sand hazards and forced carries over wetlands. All of the greens, tees and bunkers are proposed to be reconstructed and the fairways will be re-grassed to improve turf quality and to provide a more consistent experience for golfers. The proposed greens will be enlarged to allow for two flags on each green - similar to the experience enjoyed at the former Fred Richards Golf Course.

In April 2014 the city hired Herfort Norby Golf Course Architects to complete the driving range design and develop construction and bidding documents for the renovation. In May the city hired Short Elliott Hendrickson Inc. (SEH) to complete wetland delineations and to provide suggestions for wetland mitigation for this project. The wet weather in May and June significantly delayed the wetland delineation process. SEH completed the wetland delineation report and submitted the application to the Nine Mile Creek Watershed District on June 5, 2014. A site review with Barr Engineering (representing the Nine Mile Creek Watershed District) was conducted on June 24th to verify the delineation report. Verification was delayed because many of the areas on the course were too wet or completely under water. In May 2014 The Army Corps of Engineers issued a Public Notice that the permitting process would take at least four months. At that time, staff recommended pushing the construction schedule back to July 2015. The original schedule for the Braemar Driving Range and Executive Course renovation called for construction to begin in early August 2014 with anticipated construction completion by late fall 2014.

The updated project schedule is to begin construction on July 7, 2015. Kevin Norby, Golf Course Architect, and his team of consultants are in the final stages of environmental permitting and design. The project will be ready for the bidding process just after the New Year and the timing indicates a favorable financial response for the City of Edina.

Project Schedule

December 2015	Finalize design and bid package
January/February 2015	Obtain permits and request authorization from City Council to bid project
January/February 2015	Release plans for bidding
February 2015	Select contractor and award project
July 7, 2015	Begin construction
October 1, 2015	Complete construction
October 2015 - May 2016	Grow-in and maturation
May 1, 2016	Open new driving range – mats only
June 1, 2016	New par 3 course open for play

Stormwater Treatment Recommendations - Barr Engineering - As part of this effort, the city asked Barr to provide information to the golf course architect and design engineers regarding floodplain restrictions, and provide recommendations for stormwater treatment and management of the natural areas, with special emphasis on buffer management.

Redesign and construction of the Driving Range and Executive Course presents an opportunity to provide additional treatment of stormwater from the golf course and adjacent roadways and residential areas prior to the stormwater reaching downstream wetlands and the South Fork of Nine Mile Creek. Currently, stormwater from approximately 52 acres of residential area northeast of the course is conveyed via the trunk storm sewer along Gleason Road to a small wetland on the northeast edge of the executive course (north of Braemar Boulevard), then to the long, narrow pond within sub watershed NMSB_85b. Pond NMSB_85b also receives flows from NMSB_7, which has a large tributary drainage area. An additional 16 acres of residential area to the east of the Executive Course is currently conveyed to the wetland located south of Braemar Boulevard and east of John Harris Drive (sub watershed NMSB_57, Figure 1). Since stormwater from the nearby residential areas east of the course receives no treatment prior to discharge to the Braemar wetlands, the focus of our assessment was to identify opportunities to provide additional treatment of runoff from these areas. Ross Bintner, the City Environmental Engineer, has reviewed and provided input on the design and proposed recommendations.

- Attachments:
- Driving Range and Executive Course Plan
 - Project Budget
 - Stormwater Treatment Options

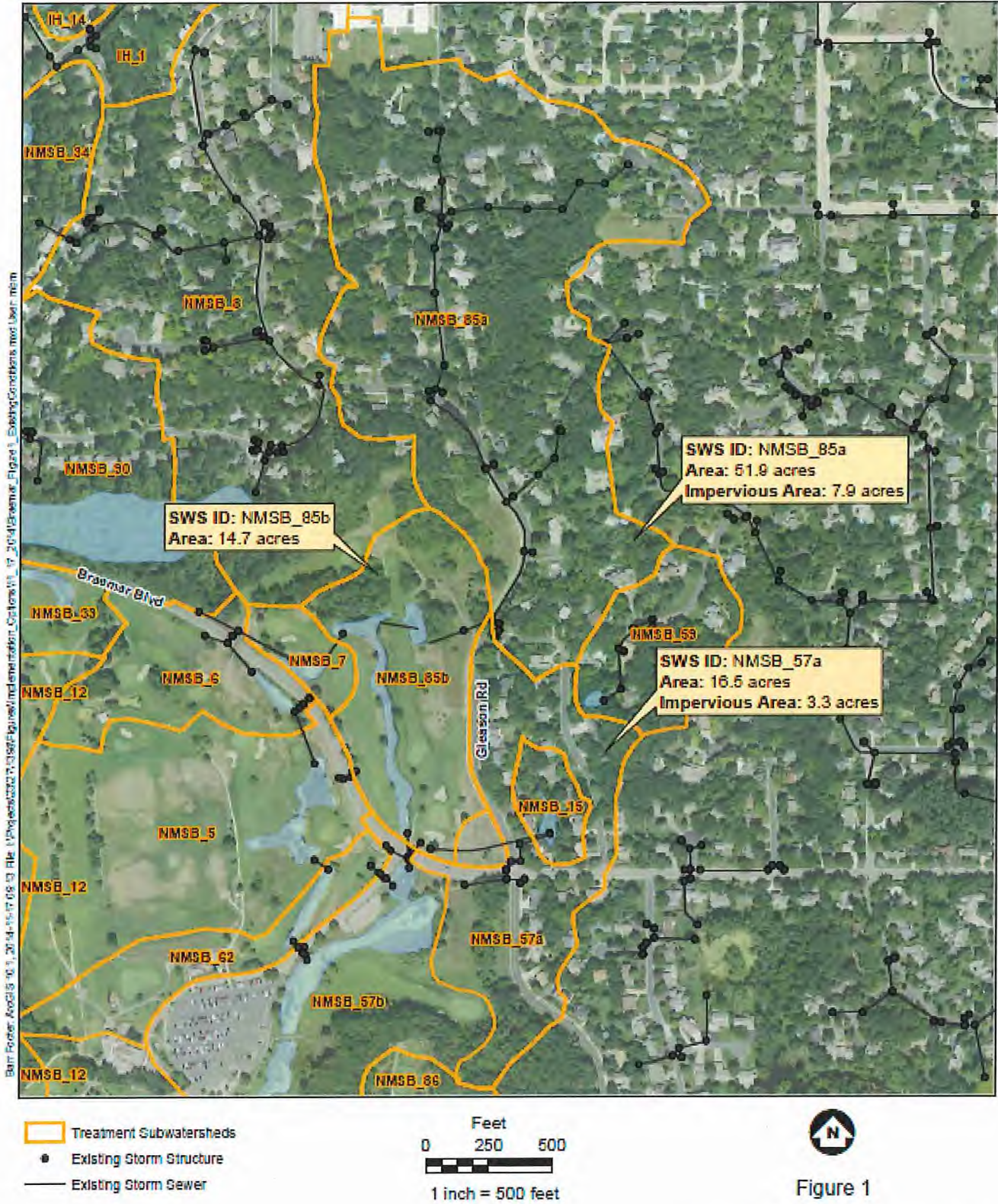


Figure 1
BRAEMAR EXECUTIVE COURSE:
EXISTING CONDITIONS
City of Edina, Minnesota
11/17/14

HERFORT NORBY
Golf Course Architects, LLC.

Braemar Golf Practice Facility
Estimate to renovate the existing practice facility and instructional facility. 8/12/14

Final Concept Plan			
Practice Range & Related Executive Course Improvements			
Mobilization	\$	10,000.00	- \$ 15,000.00
Strip & replace topsoil (15,000 cy)		37,500.00	- 45,000.00
Mass grading (40,000 cy)		100,000.00	- 120,000.00
Wetland Mitigation			
Wetland construction (53,200 cy)		26,600.00	- 39,900.00
Wetland buffer (54,000 sf)		10,800.00	- 13,500.00
Post construction monitoring		15,000.00	- 20,000.00
Erosion control		24,000.00	- 30,000.00
Erosion control blanket (20,000 sf)			
Silt fence (3,000 lf)			
Tree & stump removal (3 acres)		13,500.00	- 18,000.00
Demolition (paving, fence, etc.)		10,000.00	- 12,500.00
Reconstruct 4 putting greens w/ drain tile, 12" greensmix (16,000 sf)		104,000.00	- 120,000.00
17,050 sf target greens		8,525.00	- 10,230.00
2,600 sf target bunkers		2,600.00	- 3,900.00
New range tees (124,722 sf) w/ 4" topmix, shaping		137,194.20	- 149,666.40
39,000 sf Executive Course Golf Tees w/ 4" topmix, shaping		78,000.00	- 97,500.00
8,915 sf Championship Course Golf Tees w/ 4" topmix, shaping		17,830.00	- 22,287.50
New and rebuilt bunkers on executive course (2,600 sf)		13,000.00	- 18,200.00
Concrete tee line with mats			
5,130 sf Concrete		23,085.00	- 28,215.00
100 Mats		45,000.00	- 50,000.00
Fairways & roughs (12 acres)		30,000.00	- 33,000.00
Fill existings sand bunkers (10,500 sf)		10,500.00	- 15,750.00
Sod installation around greens and tees (8,000 sy)		24,000.00	- 28,000.00
Drainage (drain pipe, catch basins, flared end sections)		70,000.00	- 80,000.00
Irrigation system for range and 4 renovated holes		155,000.00	- 170,500.00
Materials (~155 heads, pipe, wire, satellite, valves)			
Cart Paths		31,543.75	- 37,852.50
Sub-cut & granular cart path base - 25235 sf			
Bituminous paving of cart paths - 25,235 sf			
Bituminous cart path curbing at tees & greens			
Sub-cut & gravel cart path at range, holes 4 & 8 - 11,600 sf		5,800.00	- 8,120.00
Landscaping (trees & shrubs)		15,000.00	- 20,000.00
Grow-in (fertilizer, erosion control, etc.)		10,000.00	- 12,500.00
Netting (1,100 lf)		33,000.00	- 36,300.00
10' High chain link fence (600 lf)		12,000.00	- 15,000.00
New lesson building		20,000.00	- 25,000.00
New scorecard		2,000.00	- 2,500.00
Disconnect/reconnect utilities		20,000.00	- 25,000.00
Final design, engineering & permitting		110,000.00	- 130,000.00
Total	\$	1,225,477.95	- \$ 1,453,421.40
5% Contingency		61,273.90	- 72,671.07
Total Practice Range Improvements	\$	1,286,751.85	- \$ 1,526,092.47
Optional Costs			
Option to expand the 4 greens by 1,000 sf each to get 5,000 sf avg. *		26,000.00	- 30,000.00
Option to rebuild the 5 remianing greens at 5,000 sf each *		162,500.00	- 187,500.00
Option: irrigation system for remianing 5 holes		50,000.00	- 55,000.00
Materials (~50 heads, pipe, wire, satellite, valves)			
Total Optional Costs	\$	238,500.00	\$ 272,500.00

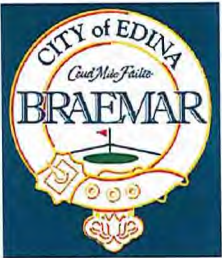
* The increased green sizes would allow for 2 flags per green similar to how Fred Richards GC is currently used.

This estimate is for the reconstruction of the existing driving range and practice facilities including the partial rerouting and reconstruction of the Executive Course. This estimate includes not only those changes to the Executive Course which are necessitated by the changes to the driving range project but also those optional changes which would be required to maintain consistent conditions on the remaining Executive Course holes. This proposal does not include changes or improvements to the Championship Course other than shown on holes 1 & 10. Since no detailed plans have been prepared, this estimate was prepared using approximate quantities derived from the Final Concept Plan dated August 12, 2014 and should therefore be considered a "ball park" estimate only.

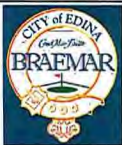
Kevin Norby, President



Herfort Norby Golf Course Architects, LLC.



Practice Range and 9-Hole Par 3 Golf Course Improvements



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Parks & Recreation Department
4801 W. 50th Street
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I hereby specify that this plan, specification, or report
was prepared by me or under my direct supervision
and that I am a duly registered Landscape Architect
under the laws of the State of Minnesota.
Date: 12/03/14 Registration #: 20144

Date: December 3, 2014
Designed by: KN & JS
Drawn by: JS
Revisions:

© This plan and the concepts represented herein are the property of Harford Norby Golf Course Architects. Use of this plan shall require prior written approval by Harford Norby Golf Course Architects.

Routing Plan